

2120 EUBANK BLVD. NE

ALBUQUERQUE, NM 87112

SITE SIZE: ± 1.15 ACRES

BUILDING SIZE: ± 6049 SF



AVAILABLE FOR SALE OR LEASE

SALE PRICE: \$1,200,000 OR
LEASE: \$80,000/YR. + NNN

EPIC
REAL ESTATE
4811A Hardware Drive NE Suite 5 | Albuquerque, NM 87109
www.300epic.com | 505-300-EPIC (3742)

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PROPERTY DETAILS:

- Ground lease or build to suit options available
- Excellent redevelopment opportunity or reuse of existing building
- Highly desirable Northeast location
- Great visibility w/monument sign
- Ample parking spaces
- Great access ingress and egress
- Zoning (MX-M) Mixed use moderate intensity flexible for many uses
- Large Monument Sign
- Owner Broker

PROPERTY FEATURES:

- Roof replaced approximately 6 years ago
- Two curb cuts and median break on Eubank
- High Traffic Corridor +/- 32,400 vehicles per day Eubank Blvd. (2024) NM Dept. of Transportation
- Roughly 236' of frontage on Eubank

Walgreens

CVS

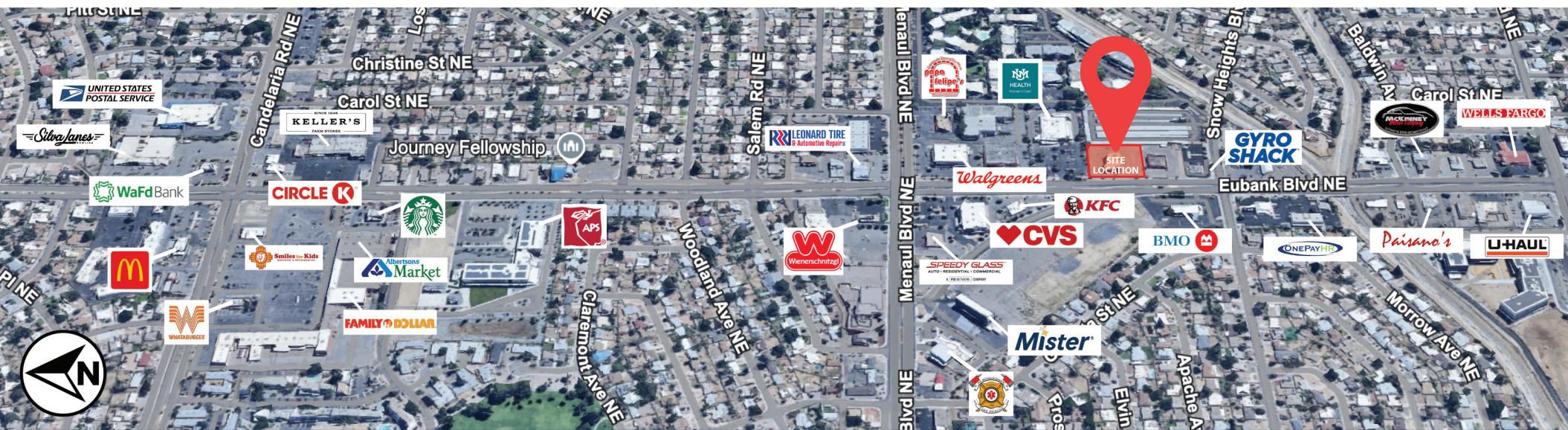
Mister

BMO

Wienerschnitzel

WELLS FARGO

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DEMOGRAPHICS INCOME & CONSUMER SPENDING

POPULATION

	1-Mile	3-Mile	5-Mile
Total Daytime Population	16,497	135,318	293,201
Population	18,447	145,309	278,528
Number of Household	8,234	65,870	129,029
Males	9,061	71,359	141,190
Females	9,386	73,590	141,190
Median Age Yrs	41.8	41.9	41.8

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income	\$78,521	\$88,890	\$96,391
Median Household Income	\$65,103	\$67,248	\$67,928
Per Capita Income	\$35,365	\$40,252	\$44,154

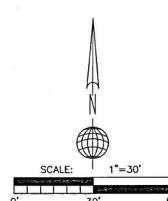
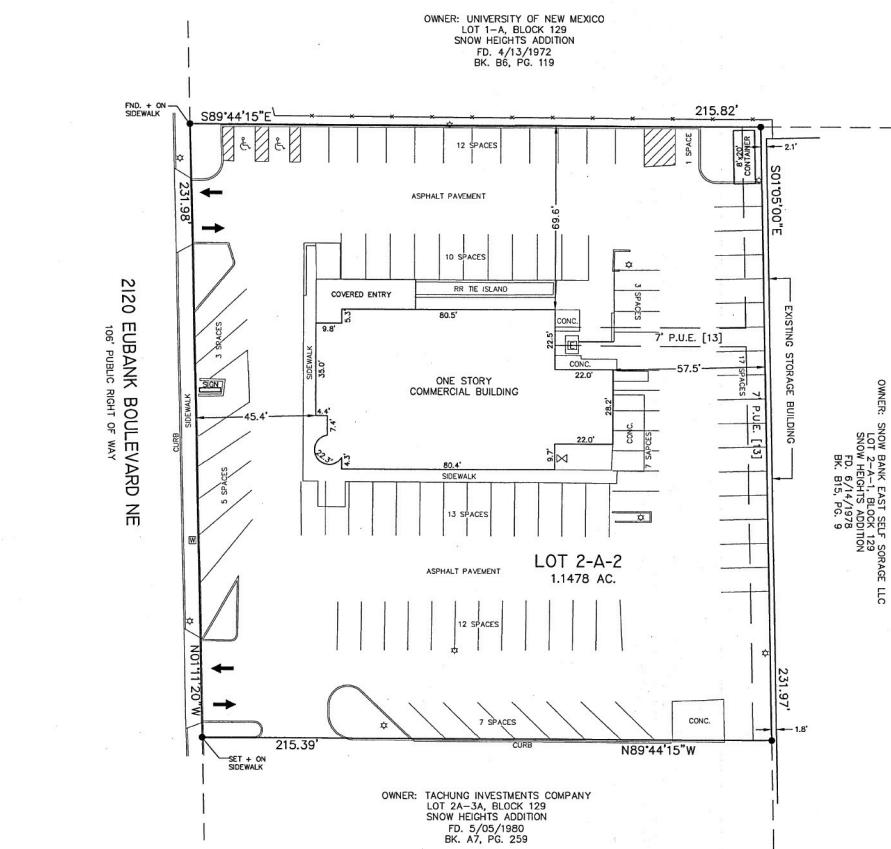
CONSUMER SPENDING

	1-Mile	3-Mile	5-Mile
Food Away from Home: Total \$	\$22,752,129	\$208,182,942	\$438,624,397
Food at Home: Total \$	\$43,041,193	\$386,215,584	\$807,039,674
Entertainment/Recreation: Total \$	\$23,473,245	\$209,110,257	\$437,786,667
HH Furnishings & Equipment: Total \$	\$16,396,979	\$147,407,977	\$309,337,540
Apparel & Services: Total \$	\$13,792,795	\$125,868,508	\$264,608,266

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SITE SURVEY



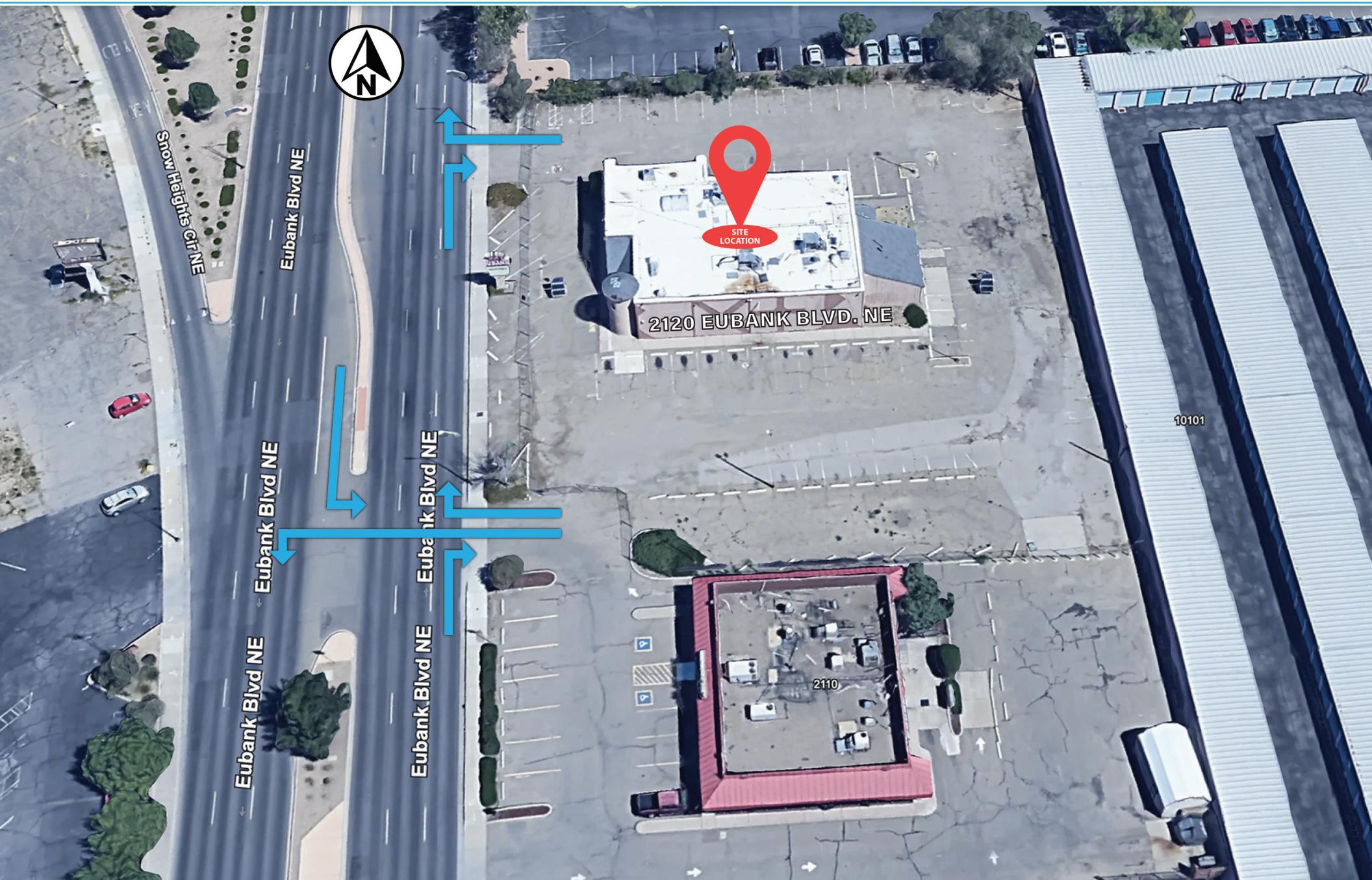
SYMBOLS LEGEND

- = ELECTRIC RISER/TRANSFORMER
- x— = FENCE
- = GAS METER
- = HANDICAP PARKING SPACE
- ◊ = LIGHT POLE
- = TRAFFIC FLOW
- = WATER METER

EASEMENTS: per Schedule B, Part 2 of Title commitment dated October 14, 2021 [item #]

- [9]. Reservations contained in the Patent from U.S.A., recorded October 13, 1927 in Book 77, Pg. 104. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [10]. Restrictive covenants recorded in Book D296, Page 347; in Book D299, Page 19 and in Book D300, Page 330. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [11]. Declaration of Sewer Easement executed by Lee N. Burns, John J. Mark and Daniel A. Englehardt, a Co-partnership, recorded February 20, 1978 in Book Misc. 588, Page 915 as Document No. 78-12193. DOES NOT AFFECT SUBJECT PROPERTY
- [12]. Agreement by and between Snowbank East, a NN Limited Partnership, and Pizza Hut of Santa Fe, Inc., recorded August 8, 1978 in Book Misc. 629, Page 462 as Document No. 78-58417. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- [13]. Underground Easement and rights incident thereto, in favor of Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company, recorded August 14, 1979 in Book Misc. 710, Page 818 as Document No. 79-60977. AFFECTS SUBJECT PROPERTY, PLOTTED

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